

## II. Land Use Designations and Zoning

### Land Use Designations

The majority of the demonstration area has a Rural Area land use designation. The only other land use designations are Rural Neighborhood Commercial Center and King County Open Space System. All properties within the demonstration area are outside the Urban Growth Area boundary.

The Cottage Lake Rural Neighborhood is located at the intersection of NE Woodinville-Duvall Road and Avondale Road NE. Eight properties at the four corners of this intersection have Rural Neighborhood Commercial Center land use designations. An additional property to the west along NE Woodinville-Duvall Road also has a Rural Neighborhood Commercial Center land use designation.

Cottage Lake Park, north of the lake and adjacent to the shopping center, is designated King County Open Space System. Additional Open Space designated properties are located in the western part of the demonstration area. These properties comprise the Cold Creek and Basset Pond Natural Areas.

Table 1: Land Use

<b>Land Use for Bear Creek FBC Demonstration Area</b>		
Land Use	Acres	Percent
Rural Neighborhood Commercial Center	20.9	1%
Rural Area	1733.9	90%
King County Open Space System	178.2	9%
Total	1,933	

### *Neighboring Land Use Designations*

Surrounding the demonstration area on all sides is additional Rural Area with some King County Open Space System properties. The border of the City of Woodinville is within one-half mile off the northwest corner of the demonstration area. Off the southwest corner is potential annexation area for the City of Redmond. Within this designated urban area is Urban Residential, Low (1 dwelling unit per acre) and Urban Residential, Medium (4-12 dwelling units per acre).

### Zoning

The majority of the demonstration area has RA-5, one home per five acres, zoning. Along the western edge properties within the demonstration area have RA-2.5, one home per two and a half acres, zoning. Several properties are split zoned with both RA-5 and RA-2.5. Some of these RA-2.5 properties include those within the Cold Creek Natural Area.

Along both sides of NE Woodinville-Duvall Road, beginning in the western edge and extending east beyond the demonstration area is RA-5-P, one home per five acres with a P-suffix development condition. The P-suffix on these properties is [BC-P2](#), which requires new development along NE Woodinville-Duvall Road to dedicate a right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Along Avondale Road NE is RA-5-P zoning. The [BC-P3](#) P-suffix development condition requires a 50

foot right-of-way dedication from the road centerline. One property at the southeast corner of NE Woodinville-Duvall Road and Avondale Road NE has both the BC-P2 and BC-P3 P-suffix development conditions.

Within the Cottage Lake Rural Neighborhood Commercial Center are Neighborhood Business (NB), Neighborhood Businesses with a P-suffix development condition (NB-P), and Office with a P-suffix development condition (O-P) zoning. The only property with unmodified NB zoning is at the south end of the Rural Neighborhood Commercial Center, west of Avondale Road NE. At the east side of the center, on each side of NE-Woodinville-Duvall Road NE, two properties have NB-P zoning with both BC-P2 and BC-P3 P-suffix development conditions.

The Zip Market property at the southwest corner of the Cottage Lake Rural Neighborhood has NB-P zoning with BC-P2, BC-P3 and BC-20 P-suffix development conditions. The [BC-20](#) P-suffix development condition requires fencing along the south to preclude all access from 191<sup>st</sup> Avenue NE. Additionally a 30 foot buffer of existing trees and ground cover is required along the south, with eastern and northern portions of the property left in a natural state as defined in the submitted plan with exceptions for improved pedestrian access from the south.

At the northwest corner of NE-Woodinville-Duvall Road and Avondale Road NE, the main commercial property within the Cottage Lake Rural Neighborhood Commercial Center has NB-P zoning with BC-P2, BC-P9 and BC-P19 P-suffix development conditions. Driveway access from Avondale Road NE north of NE Woodinville-Duvall Road is required by [BC-P9](#). The other P-suffix development condition, [BC-P19](#), regulates the built environment of the shopping center. Standards for building size, lighting, noise, visual impacts, and hours of regulation are established through the P-suffix development condition.

The northern property within the Cottage Lake Rural Neighborhood Commercial Center contains a fire station. This property is designated O-P, Office with a P-suffix development condition. The [BC-P12](#) P-suffix development limits uses to day nurseries, adult daycare, professional offices, medical and dental buildings, governmental, social or personal services. Maximum lot coverage for the property is 6,000 square feet.

Approximately one-quarter mile west of the Cottage Lake Rural Neighborhood Commercial Center is a NB-P property, with the BC-P2 P-suffix development condition. To the west of this property is one zoned O-P and another split-zoned O-P and RA-5-P, with the BC-P2 P-suffix condition found on both.

Table 2: Zoning

<b>Zoning for Bear Creek FBC Demonstration Area</b>		
<b>Zoning</b>	<b>Acres</b>	<b>Percent</b>
Neighborhood Business	11.6	<1%
Office	10.4	<1%
RA-5	1,545.4	93%
RA-2.5	97.0	6%
Total	1,664 <sup>1</sup>	

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<sup>1</sup> Some land uses, such as right-of-ways and Cottage Lake, do not have a zoning classification; therefore the total area for zoning classification is smaller than the total area.

*Neighboring Zoning*

Immediately surrounding the demonstration area is RA-2.5 to the west and RA-5 in all other directions. Off the southwest corner, within the Redmond Potential Annexation Area, is R-1 and R-6. Incorporated City of Woodinville is west of the demonstration area.

## Post-Conversion Condition: **BC-P2**

*Effective: August 18, 1997*

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### Description

Road Corridor: Woodinville-Duvall

### Development Condition Text

Road Corridor: Northeast Woodinville Duvall Road (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Northeast Woodinville Duvall Road corridor, 180th Avenue Northeast to West Snoqualmie Valley Road.

Woodinville Duvall Road is classified as a principal arterial. New development along this route shall dedicate right of way sufficient to provide 50 feet of right of way from the road centerline. Specific right of way requirements may be obtained from the King County Department of Public Works.

### Ordinance

12824

### Effective Date

August 18, 1997

### Changes

N/A

View Map(s) for BC-P2. *(Click on a map name in the list)*

**Note:** *If there are more than one map listed below, there may be a map file ending with a "\_x" which provides an index for the remainder of the maps.*

[bc-p2.gif](#)

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## **Pre-Conversion Development Conditions Associated with the Above Condition**

Pre-Conversion Equivalent

[BCP-P8](#)

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Updated: Dec. 30, 2008

## Post-Conversion Condition: **BC-P3**

*Effective: August 18, 1997*

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### Description

Road Corridor: Avondale

### Development Condition Text

Road Corridor: Avondale Road Northeast (Source: Bear Creek Community Plan Area Zoning, pp.127-128)  
Avondale Road Northeast, Redmond City Limits to Northeast Woodinville Duvall Road.

Avondale Road is classified as a principal arterial. New development along this route shall dedicate right of way sufficient to provide 50 feet of right of way from the road centerline. Specific right of way requirements may be obtained from the King County Department of Public Works.

### Ordinance

12824

### Effective Date

August 18, 1997

### Changes

N/A

View Map(s) for BC-P3. *(Click on a map name in the list)*

**Note:** *If there are more than one map listed below, there may be a map file ending with a "\_x" which provides an index for the remainder of the maps.*

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## **Pre-Conversion Development Conditions Associated with the Above Condition**

Pre-Conversion Equivalent

[BCP-P8](#)

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Updated: Dec. 30, 2008

## Post-Conversion Condition: **BC-P20**

*Effective: August 18, 1997*

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### Description

119-74P (2487)

### Development Condition Text

119-74P (Ordinance 2487)

1. The south boundary of the site to be fenced so as to preclude all access from 191st Avenue N.E.
2. The south 30 feet of the site to be left as a buffer with existing trees and ground cover to be augmented as required by the Department of Development and Environmental Services.
3. The easterly and northeasterly portions of the site as defined in the submitted plan to be left in their natural state except for pathways which may be required to improve pedestrian access from the south.
4. The dedication of such right-of-way as may be required by the Department of Transportation to bring the abutting arterials up to standard width.

### Ordinance

12824

### Effective Date

August 18, 1997

### Changes

N/A

View Map(s) for BC-P20. *(Click on a map name in the list)*

**Note:** *If there are more than one map listed below, there may be a map file ending with a "\_x" which provides an index for the remainder of the maps.*

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## **Pre-Conversion Development Conditions Associated with the Above Condition**

Pre-Conversion Equivalent

[BCP-2487](#)

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Updated: Dec. 30, 2008

## Post-Conversion Condition: **BC-P9**

*Effective: August 18, 1997*

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### Description

Commercial Area: NE Woodinville-Duvall

### Development Condition Text

Commercial Area: Northeast Woodinville-Duvall Road (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Northeast Woodinville Duvall Road at Avondale Road Northeast.

Commercial development north of Woodinville Duvall Road shall locate driveway access on a new public road extending north from the Avondale Road intersection with Woodinville Duvall Road. Where possible, no direct driveway access shall be allowed to Woodinville Duvall Road or to Avondale Road Northeast south of Woodinville Duvall Road. Contact the King County Department of Public Works Roads Division for right of way requirements and road design standards.

### Ordinance

12824

### Effective Date

August 18, 1997

### Changes

N/A

View Map(s) for bc-p9. *(Click on a map name in the list)*

**Note:** *If there are more than one map listed below, there may be a map file ending with a "\_x" which provides an index for the remainder of the maps.*

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## **Pre-Conversion Development Conditions Associated with the Above Condition**

Pre-Conversion Equivalent

[BCP-P8](#)

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Updated: Dec. 30, 2008

## **Post-Conversion Condition: BC-P19**

*Effective: August 18, 1997*

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### Description

115-85R (7868)

### Development Condition Text

115-85R (Ordinance 7868)

1. Complete 8 phase signalization of the intersection of Avondale/Woodinville-Duvall Road in a manner acceptable to the King County Department of Transportation, including approach modifications, channelization, pedestrian signal controls and crosswalks.
2. Project development shall be in general accordance with the proposed site plan and building floor area shall not exceed 61,000 square feet.
3. Outdoor light fixtures shall be of wood construction with cut-off, antiglare lighting. Light standards shall be no more than 20 feet in height. Lighting located further north than 440 feet from the south property line (other than that required for security or inventory) shall be turned off no later than midnight.
4. No required parking areas shall be used for outdoor sales of any kinds (i.e., landscaping materials, plants, soils, etc.).
5. Only those uses which can be supported by the on-site sewage disposal system shall be permitted on the site. Laundromats, dry cleaning, and car washes shall not be permitted on the subject property. Dry cleaning drop-off and pick-up shall be a permitted use. Other uses shall be reviewed (by the Health Department) on a case by case basis.
6. Should a gas station be located on the site, additional oil and silt separators shall be installed for the station. The discharge of the system shall be equipped with a vault with internal baffles.
7. Garbage containers for all businesses shall be enclosed with sound barriers and shall be effectively screened to minimize noise, odors, unsightly views, and the attraction of bugs, rodents, or other animals. Rubber sound deadening shall be provided to effectively reduce impact noise. Garbage disposal areas shall be posted with signing indicating that garbage container lids shall remain closed and containers shall not be filled to overflowing.
8. Garbage pick-up, as well as all deliveries, shall be limited to daytime hours (7:00 a.m. to 10:00 p.m. on weekdays and 9:00 a.m. to 10:00 p.m. on weekends).



9. Noise receptors to the northeast and east shall be shielded from loading dock noise by a sound-absorbing noise barrier wall (using materials such as Soundblock Masonry Block) or enclosure built into the loading dock design as approved by the Department of Public Health.

10. Store mechanical and refrigeration equipment shall be located or designed to not exceed 42 dBA at the project boundaries. The applicant shall comply with the sound attenuation program approved by the King County Health Department. In addition, the applicant shall submit to the Department of Public Health at the time of building permit review, statistical data in support of the noise mitigations proposed (specifically the west and north wall; and mufflers on roof mechanical and refrigeration equipment) so noise from the site will meet King County noise regulations for nighttime levels. A qualified noise consultant shall certify compliance with the statistical noise level standards approved by the Health Department. Noise easements on adjoining properties shall be recorded as part of the title to the respective properties.

11. The center shall be permitted to operate between the hours of 7:00 a.m. and midnight.

12. There shall not be more than one center identification/ advertising sign, which shall be in keeping with the proposed unified theme of the shopping center.

Ordinance

12824

Effective Date

August 18, 1997

Changes

N/A

[View Map\(s\) for bc-p19.](#) *(Click on a map name in the list)*

**Note:** *If there are more than one map listed below, there may be a map file ending with a "\_x" which provides an index for the remainder of the maps.*

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**Pre-Conversion Development Conditions Associated with the Above Condition**

[BCP-7868](#)

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Updated: Dec. 30, 2008

## Post-Conversion Condition: **BC-P12**

*Effective: August 18, 1997*

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### Description

Cottage Lake

### Development Condition Text

Neighborhood Centers: Cottage Lake (Source: Bear Creek Community Plan Area Zoning, pp. 132-137)

A. E 7-26-6: NB-P

In addition to applicable areawide P suffix conditions. The following specific P suffix condition applies:

Uses shall be limited to day nurseries, adult daycare, professional offices, medical and dental buildings, governmental, social or personal services.

B. W 7-26-6: O-P

The following P-suffix condition applies to this site:

The maximum lot coverage for the site shall be 6,000 square feet.

### Ordinance

12824

### Effective Date

August 18, 1997

### Changes

N/A

View Map(s) for BC-P12. *(Click on a map name in the list)*

**Note:** *If there are more than one map listed below, there may be a map file ending with a "\_x" which provides an index for the remainder of the maps.*

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## **Pre-Conversion Development Conditions Associated with the Above Condition**

### Pre-Conversion Equivalent

[BCP-P11](#)

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Updated: Dec. 30, 2008